DAMAGE ASSESSMENT FORM

Building Name LEE / CUNNINGHAM HOUSE

Address 21690 SW. 138 th. Ave.

City (or Vicinity) and County Dade County.

Owner Lester CUNNINGHAM

Date of Construction 1910 Folio No.

Primary Use

[✓] Residential (1-2 units) [] Residential 3+ units) [] Office Building [] School
[] Commercial [] Mixed [] Church [] Lodge
[] Industrial/Warehouse [] Hotel/Motel [] Bank [] Other

Description

[✓] Freestanding [] Row No. of Stories
[] Basement [] Attic No. Chimney(s) (1)
[] Electrical System

Construction Type

[] Masonry Bearing Wall [] Veneer/Steel Frame [✓] Wood Frame [] Concrete
[] Veneer/Concrete Frame [] Concrete Unit [] Other

Surface Covering

[] Stucco [✓] Wood Siding (lap/other) [] Stone
[] Other [] Roof

Foundation

[] Concrete Slab [✓] Block [] Limestone Rubble [] Other [] Unknown

Geological Natural of Site

[] Bedrock [✓] Soil/Sand [] Fill [] Other [] Unknown

Historical Designation

[] National Register [] Local [] Local District [] State
[✓] Dade County Historic Survey (Rating) [] None [] Unknown

Failing Hazards

	Hazards	No Apparent Hazard	Unknown	Comments
Chimney(s)	[]	[✓]	[]	(1) chimney.
Floors	[]	[✓]	[]	
Roof Structure	[]	[]	[✓]	Roof Covering is Damage
Equipment	[✓]	[]	[]	Electrical Damage
Trees	[✓]	[]	[]	the tree is Damage.

Failing Hazards (Con't)

	Hazards	No Apparent Hazard	Unknown	Comments
Parapet/Cornice	[]	[X]	[]	
Ornamentation	[]	[X]	[]	
Other	[]	[]	[]	

Fire Hazards

[X] Electrical POSSIBLE ~~UPON RETHOOK UP~~ [] Debris _____ [] Gas _____

Damage Observations

Rating Scale
None (0%)
Slight (1-10%)
Moderate (11-40%)
Severe (41-60%)
Total (over 60%)
Not Observed: NO
Not Applicable: NA

	%	Comments
Exterior Walls	10	
Frame (General Condition)	10	
Frame Members	10	
Frame Connections	10	
Roof Framing	5	
Roof Covering	40	ROFING BEING REPLACED
Foundation	10	ON BLOCKS - HURRICANE DIDN'T SEEM TO DO DAMAGE
Chimney(s)	5	COVERED
Doors	10	
Windows and Shutters	20	SOME WINDOWS BROKEN
Porch	20	RAILING SLIGHTLY DAMAGED
Downspouts and Gutters	—	
Interior Bearing/Shear Walls	0-5	APPEAR TO BE OKAY
Partitions (Nonbearing)	0-5	" "
Floor(s)	5	JUST NEAR BROKEN WINDOWS
Stair(s)	—	OKAY
Glass	20	SOME BREAKAGE
Mechanical Equipment	—	NO VISIBLE DAMAGE
Electrical Equipment	10	OUTSIDE HOOKUP DAMAGED
Garden and Trees	70	STRIPPED BARE
Fences and Garden Walls	—	
Walkways and Sidewalks	0-5	NO APPARENT DAMAGE
Other: _____	—	
Total Damage	5-10	ROOF IS ONLY CONCERN

Overall Structural Assessment

[] No Damage or Easily Repairable
[X] Damage Repairable
[] Damage Will Require Massive Repair/Reconstruction

Recommendations for Further Inspection FOUNDATION MIGHT NEED INSPECTION

Recommendations for Immediate Actions ROOF IS BEING TAKEN CARE OF; WINDOWS NEED COVERING — WEATHERED THE STORM WELL

Recommendations for Future Repair Work INTERIOR HAS VERY LITTLE HISTORICAL CHARACTER LEFT — SOME T+G SIDING, BUT HAS BEEN MOSTLY MODERNIZED

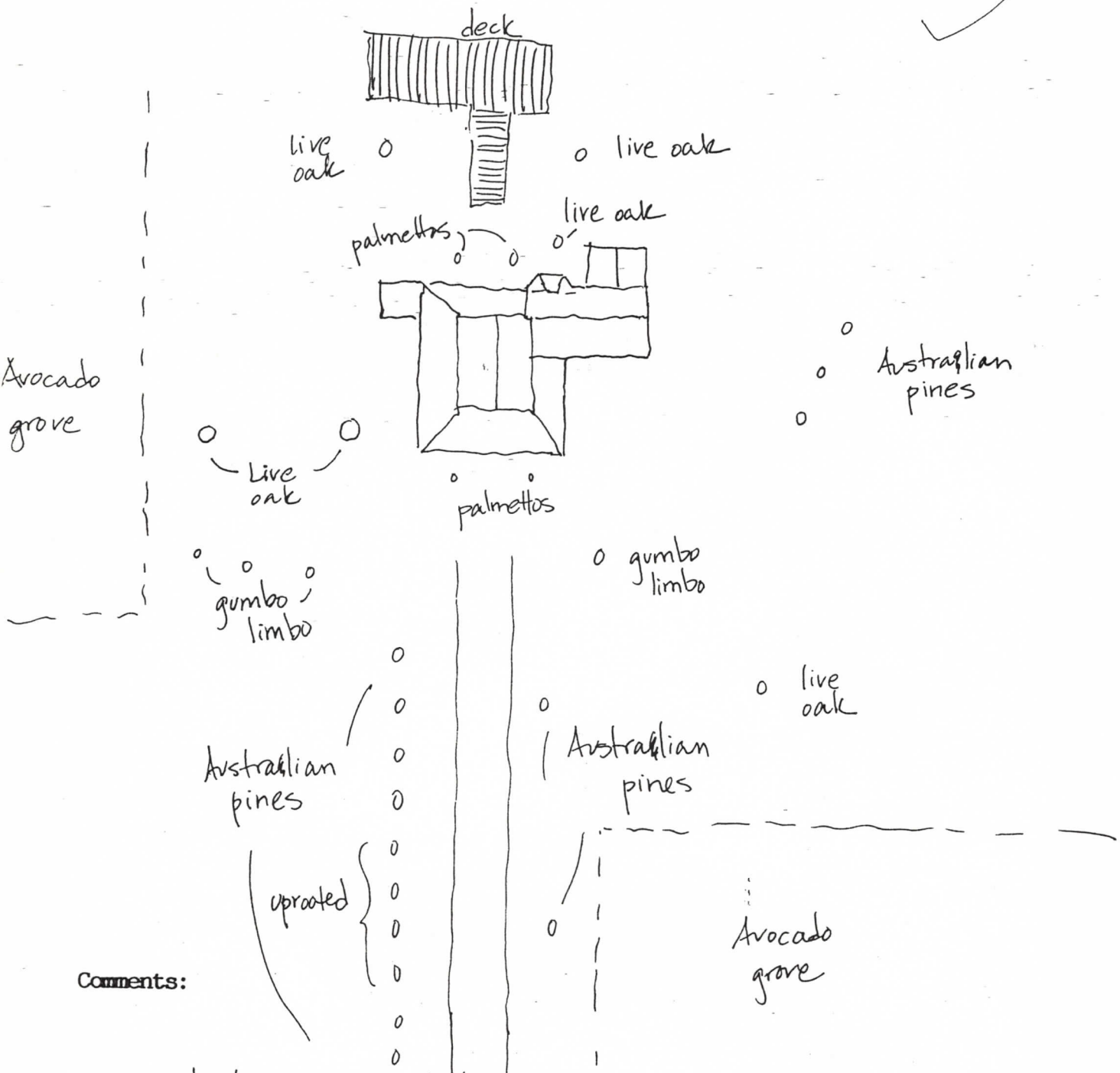
Recommendations for Immediate Stabilization APPEARS TO BE IN GOOD SHAPE

Salvageable Materials

[] Wood siding (lap, other)
[] Structural members (Dade County Pine)
[] Fixtures/hardware
[] Other _____

Landscape Assessment

Site Sketch:
(Significant landscape features, large old trees, (standing/down) walls, paths, groves (type)).



Comments:

- most trees OK, lost branches
- groves sustained approx. 40% damage, mostly the more mature northern grove

Inspector(s) Alisa Block (U.M.) **Agency/Team** Hist. Preservation **Date** 9.9.92
Photographs or Video (Roll and Numbers) _____